

ASPEN LUMBER COMPANY BUILDING
100 West Cooper Street
Aspen
Pitkin County
Colorado

HABS No. CO-61

HABS
COLO,
49-ASP,
2-

PHOTOGRAPHS

WRITTEN HISTORICAL AND DESCRIPTIVE DATA

Historic American Buildings Survey
National Park Service
Rocky Mountain Regional Office
Department of the Interior
P.O. Box 25287
Denver, Colorado 80225

HISTORIC AMERICAN BUILDINGS SURVEY

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ASPEN LUMBER COMPANY BUILDING

Location: 100 West Cooper Street

Lots A and B, Block 62, Aspen Townsite

Aspen, Pitkin County, Colorado

Present Owner: Hans Cantrup, Inc., Aspen, Colorado

Present Occupant: Not Applicable

Present Use: None. Demolished 10/80

Statement of Significance:

This building appears to have originally been a barn or stable that was part of the Koch Lumber Company complex, which, in turn, was the original stage barn site for the Independence Pass Stage Road. The building was a classic Victorian mining camp (vernacular) structure and was of considerable importance as the site of early Aspen's transportation system. The false front was classically western mining town in nature. This structure may have been one of the oldest wooden buildings of its design in Aspen and probably was one of the first buildings in town.

HISTORICAL INFORMATION

Date of Erection: Circa 1880

Architect: None known

Historical Narrative:

The Aspen mining boom occurred in 1879 when silver lodes were discovered along Castle and Maroon Creeks. Miners rushed over the Rockies from Leadville by way of Independence Pass, and by the early 1880s Aspen was a "boom" town. Wooden structures were hastily built, including a

livery stable for the Independence Pass Stage Road. William Koch was one of Aspen's first settlers. In 1880 he was appointed Postmaster of this new city, and in association with this duty, he ran the Aspen-Leadville stage service. This site was used for his equipment and horses. It was probably used by the Koch Company as a stage barn, and later for its lumber business. By 1907 a lumber mill operated on this site, and the Koch family successfully ran the Aspen Lumber Company until the 1970s. Other buildings, in this block, housing the Koch (Aspen) Lumber Company, were built in later years. The original Aspen Lumber Company Building was relegated to a storage structure. The property passed from the Koch family in 1978.

ARCHITECTURAL INFORMATION

General Statement

1. Architectural Merit and Interest: The Aspen Lumber Company Building is of architectural merit based on the integrity of its classic facade, and its Victorian mining camp construction techniques.
2. Condition of Fabric: Poor (Demolished 10/80).
3. Summary Description: The Aspen Lumber Company Building was a single-story, wooden structure resting on undressed blocks of reddish granite set without mortar. The facade of the building was of vertical board covered with clapboard siding, while the sides and rear of the structure were board and batten nailed to a framework.

The roof was of split cedar shingles overlain by corrugated tin roofing material. There was no ridge pole, but rather wooden trusses and joists held the roof, which is why it has sagged over time.

The small wooden structure attached to the east side of the building was also of board and batten construction with a corrugated tin roof.

It was added by at least 1896 as city maps of that period indicate.

Site and Surroundings

1. Orientation and General Setting: The Aspen Lumber Company building faced north and west on West Cooper Street in Aspen, Colorado. It was part of a larger complex of buildings that were located about 200 feet west at the corner of Cooper Street and South Central Street. The entire block was known as the Koch Lumber Company. The building was at the base of Aspen Mountain and located on the far south side of the city. The property was surrounded by modern structures, particularly hotels, apartments, and other commercial buildings.

SOURCES OF PROJECT INFORMATION

In August and September 1980 Hans Cantrup, Inc. demolished most of the Koch Lumber Company complex in order to construct condominium units on this site. During this period, it was discovered that the Aspen Lumber Company building was in partial trespass on lands managed by the Bureau of Land Management. The City of Aspen refused to issue a demolition permit because of this. After consultation with the Bureau of Land Management, Hans Cantrup, Inc., the Aspen Historical Society, the City of Aspen and the Colorado Historical Society, agreement was reached as to the disposition of this building. The Bureau of Land Management (USDI) prepared a Historic American Building Survey (HABS) and, having determined this as adequate mitigation for loss of the site, the building was removed in October 1980. The recordation was performed by

the Colorado State Office, Bureau of Land Management, Denver, Colorado, and conforms to the standards of the Historic American Building Survey, U.S. Department of the Interior. This property was determined to be eligible for inclusion in the National Register of Historic Places by the Bureau of Land Management and the State Historic Preservation Office (Colorado) in August 1980, pursuant to Criteria (a), (b), and (c) of 36 CFR Part 60.6.

Bibliography

A. Primary Sources

Aspen Historical Society, Aspen, Colorado. Miscellaneous, Manuscripts, and Photographs.

Pitkin County, Colorado, Clerk and Recorder. Entry Records 1880-Present.

B. Books

Mehls, Steven F. Valley of Opportunity: A History of West-Central Colorado. (Denver: Bureau of Land Management, 1982).

Stoehr, C. Eric. Bonanza Victorian: Architecture and Society in Colorado Mining Towns. (Albuquerque: University of New Mexico Press, 1975).

Wentworth, Frank. Aspen on the Roaring Fork. (Denver: Sundance Press, 1978).

C. Maps

Willits, W. W. Map of the City of Aspen, Colorado. (Denver: Willits, 1896).

Report prepared by: Dr. Frederic J. Athearn, State Historian, Colorado State Office, Bureau of Land Management, U.S. Department of the Interior, 2020 Arapahoe Street, Denver, Colorado 80205.

Addendum to
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Historic American Buildings Survey
National Park Service
Department of the Interior
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